

ORDINANCE NO. 20100204-032

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2103 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2009-0149, on file at the Planning and Development Review Department, as follows:

Lot 6 and the north 45 feet of Lot 9, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 264, of the Plat Records of Travis County, Texas; Save and Except 0.1179 acres of land out of Lot 6 being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2103 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Development of the Property shall comply with the following regulations:

- 1) The minimum front setback is 25 feet.
- 2) The maximum floor-to-area ratio is 0.35 to 1.0.
- 3) The maximum building coverage is 35 percent.
- 4) The maximum impervious cover is 60 percent.
- 5) The maximum height is 35 feet.
- 6) The maximum height is two stories.

B. The following uses are prohibited uses of the Property:

Business or trade school	Business support services
Club or lodge	Communication services
Convalescent services	Cultural services
Guidance services	Hospital services (general)
Hospital services (limited)	Off-site accessory parking
Printing & publishing	Restaurant (limited)
Medical offices (exceeding 5000 sq. ft. of gross floor area)	
Medical offices (not exceeding 5000 sq. ft. of gross floor area)	

C. The following uses are conditional uses of the Property:

College and university facilities	Group home, Class II
Private secondary educational facilities	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 15, 2010.

PASSED AND APPROVED


February 4, 2010

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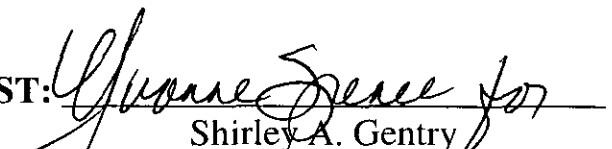
Lee Leffingwell
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

0.1179 Acres
Parcel # (17)

February 3, 1986
84325
Exhibit "A"

STATE OF TEXAS
COUNTY OF TRAVIS

FIELDNOTE DESCRIPTION of 0.1179 acres of land out of the Walker Wilson Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land conveyed to Jack Spencer Moore, et ux, in Volume 1565, Page 362 as recorded in the Deed Records of Travis County, Texas; being Lot 6, Block A, Ford Oaks Subdivision as recorded in Book 4, Page 264, of the Plat Records of Travis County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Slaughter Lane, being the northwest corner of said Lot 6 and the northeast corner of Lot 5, of the said Ford Oaks Subdivision, for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane and the north line of said Lot 6, N 87° 18' 12" E, 200.27 feet to a 1/2" iron rod found at the northeast corner of the said Lot 6; also being the northwest corner of Lot 7 of said Ford Oaks Subdivision;

THENCE, with the east line of the said Lot 6 and the west line of Lot 7, of the said Ford Oaks Subdivision, S 02° 23' 13" E, 32.58 feet to a 1/2" iron rod set;

THENCE, through said Lot 6, the following two (2) courses and distances:

- 1) S 87° 36' 47" W, 1.02 feet to a 1/2" iron rod set for a point of curvature;
- 2) Along the arc of the curve to the right 200.48 feet, having a delta angle of 11° 06' 26", a radius of 1034.17 feet, whose chord bears N 86° 50' 00" W, 200.17 feet to a 1/2" iron rod set in the west line of said Lot 6 and in the east line of said Lot 5;

THENCE, with the west line of said Lot 6 and the east line of Lot 5, of the said Ford Oaks Subdivision, N 02° 26' 44" W, 12.13 feet to the **PLACE OF BEGINNING**, CONTAINING 0.1179 acres (3,135 square feet) of land area.

That I, Tom H. Milo, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 5th day of February, 1986, A.D.



Tom H. Milo
Tom H. Milo
Registered Public Surveyor
No. 4334 - State of Texas

FILED
1987 NOV 30 PM 4:10
CANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STRONGTIDE COUNTY OFFICIALS
I hereby certify that this instrument was FILED in the title and all the other required records by me, and was duly RECORDED, in the Volume and Page of the public RECORDS of Travis County, Texas, on

NOV 30 1987



10503 0622



This map has been produced by G I S Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness